

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R49147

Property Information

property address: 103 E DODGE ST
legal description: WINTER, BLOCK 4, LOT 6.7 (PTS OF) & PT OF ALLEY, (RESUB OF LOTS 1-6)
owner name/address: KHAN, RAZA SYED & BATUL MURTUZA
% UNITED REALTY
ATTN: T H KEVA
COLLEGE STATION, TX 77840-1430
full business name: nlq
land use category: SP-Res type of business: nlq
current zoning: SC-B occupancy status: occup
lot area (square feet): 7439 frontage along Texas Avenue (feet): NA
lot depth (feet): 115 sq. footage of building: 2488
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards
no no no 65

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): wood
building/site condition: 3
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front
approximate construction date: accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) carport
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4
lot type: ☐ asphalt ☐ concrete ☒ other gravel
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☒ no nlq
overall condition: single lane drive
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

